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ABSTRACT

Polk Community College's educational plant survey was conducted as a systematic study and evaluation of existing educational facilities and the determination of future educational plant needs. The educational plant survey is intended to assist the District Board of Trustees in the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the period from June 1994 through June 1999. The survey report contains 10 section covering the following: (1) educational plant survey team; (2) preface; (3) introduction to the survey, including statutory foundations, procedural policies, and cooperative processes; (4) overview of the college, including a historical perspective and mission statement; (5) analysis of the student population, including computations of projections for capital outlay; (6) programs, services, and facility needs, including a program facility list for Winter Haven Campus and the Lakeland Joint-Use Facility; (7) inventory and description of existing sites and facilities; (8) plan for housing programs, students, and services; (9) analysis of capital outlay finances, including information on revenue sources, a schedule of bond issues and debt requirements, and lists of capital outlay expenditures by fund source and project type from 1988-89 through 1992-93; and (10) recommendations for educational plants, including specific recommendations for Winter Haven Campus and the Lakeland Joint-Use Facility and standard collegewide recommendations. (KP)

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JC 950 172

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EDUCATIONAL PLANT SURVEY

POLK COMMUNITY COLLEGE

JUNE 6-10, 1994

DEPARTMENT OF EDUCATION
TALLAHASSEE, FLORIDA
DOUG JAMERSON, COMMISSIONER

Affirmative action/Equal opportunity employer

TABLE OF CONTENTS

SECTION 1.
EDUCATIONAL PLANT SURVEY TEAM 1

SECTION 2.
PREFACE 3

Section 3.
INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY 5
Statutory Foundations 5
Procedural Policies 7
Cooperative Process 8

SECTION 4.
OVERVIEW OF THE COLLEGE 11
Historical Prospective 11
Mission Statement 12

SECTION 5.
ANALYSIS OF STUDENT POPULATION 15
Student Enrollment of College 15
Exhibit 310: Computation of Projections for Collegewide Capital Outlay Full-Time-Equivalent Student Enrollment 17
Exhibit 320: Distribution of 1994-95 Projection for Capital Outlay Full-Time Equivalent Student Enrollment by Site 18

SECTION 6.
PROGRAMS, SERVICES, AND FACILITY NEEDS 19
Exhibit 130: Program Facility List for:
Site 1: Winter Haven Campus 21
Site 2: Lakeland Joint-Use Facility 26

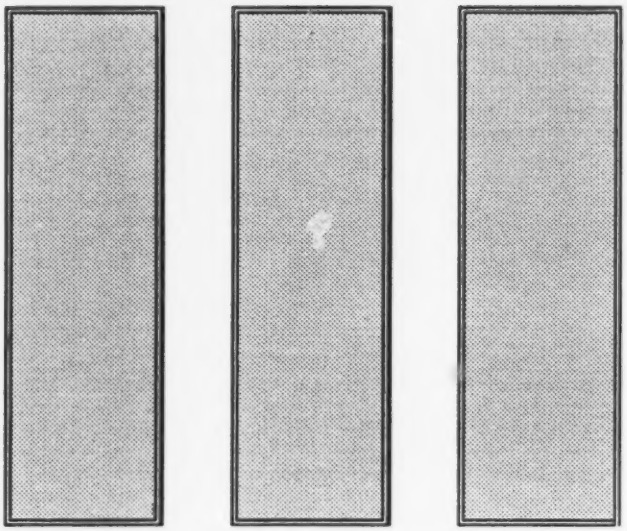
SECTION 7.
INVENTORY OF EXISTING SITES AND FACILITIES 34
Description of Sites 35
Figure 1: Polk Community College Master Site Plan 34
Figure 2: Polk Community College and University of South Florida Joint-Use Facility Site Plan 35
Description of Facilities 36
Exhibit 140: Existing Satisfactory Student Stations and Space by Facility For:
Site 1: Winter Haven Campus 37
Site 2: Lakeland Joint-Use Facility 38
Instructional Facilities and Student Stations . . 39
Auxiliary and Ancillary Facilities 39
Exhibit 340: Aggregate Footage of Satisfactory Existing Net Square Footage by Space Category by Site 40

TABLE OF CONTENTS (Continued)

SECTION 8.
PLAN FOR HOUSING PROGRAMS, STUDENTS, AND SERVICES . . 41
Programs and Students 41
Exhibit 150: Summary of Student Stations for:
Site 1: Winter Haven Campus 42
Site 2: Lakeland Joint-Use Facility 43
Personnel and Services 44
Exhibit 160: Summary of Existing and Recommended Square Footage for:
Site 1: Winter Haven Campus 45
Site 2: Lakeland Joint-Use Facility 46

SECTION 9.
ANALYSIS OF CAPITAL OUTLAY FINANCES 47
Revenue Sources for Capital Outlay 47
Exhibit 210: Schedule of State Board of Education Bond Issues and Debt Requirements 49
Exhibit 220: Capital Outlay Expenditure by Fund Source from 1988-89 through 1992-93 . . . 50
Exhibit 230: Capital Outlay Expenditures by Project Type from 1988-89 through 1992-93 . . . 51

SECTION 10:
RECOMMENDATIONS FOR EDUCATIONAL PLANTS 53
Exhibit 500: Recommendations for Educational Plants for:
Site 1: Winter Haven Campus 55
Site 2: Lakeland Joint-Use Facility 60
Standard Collegewide Recommendations 65



SECTION 1

EDUCATIONAL PLANT SURVEY TEAM

Team members: Persons serving on the educational plant survey for Polk Community College were from the Department of Education, Office of Educational Facilities.

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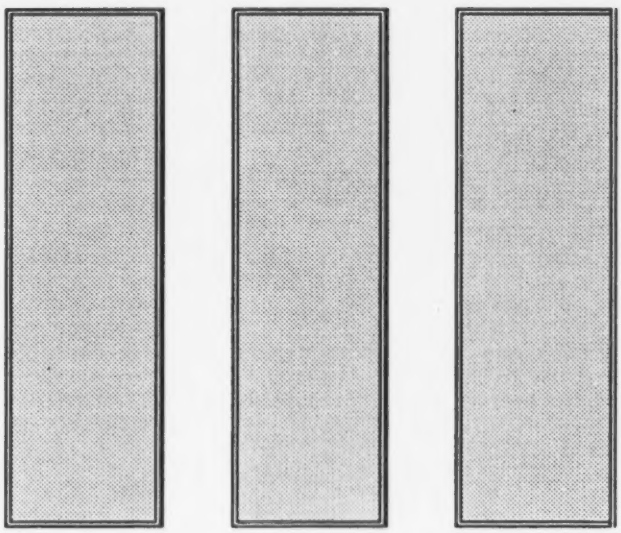


SECTION 2

PREFACE

An educational plant survey is a systematic study and evaluation of existing educational plants and the determination of future educational plant needs with respect to provision of appropriate facilities for accommodating educational programs and services for students. At least every five years, each Florida community college district board of trustees arranges for a districtwide educational plant survey pursuant to requirements in Section 9(d) of Article XII of the State Constitution, as amended, and Section 235.15, Florida Statutes (F.S.). The purpose of the survey is to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the following five-year period.

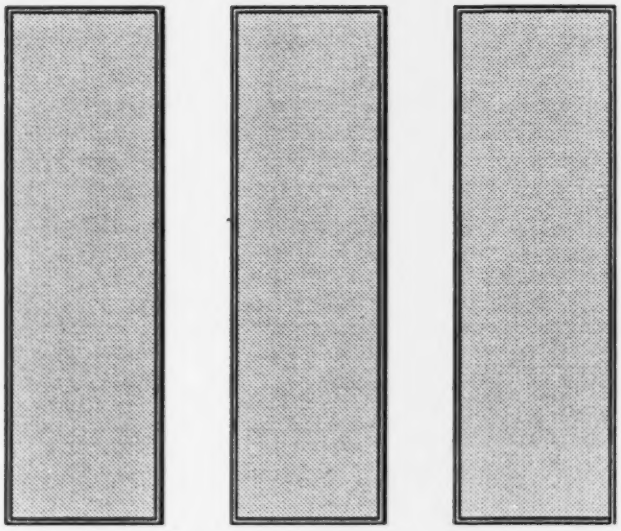
This publication, prepared for the District Board of Trustees of Polk Community College, is the report of findings of the educational plant survey for Polk Community College conducted June 6-10, 1994. The report contains recommendations for the educational plants of the college for the period from June 6, 1994 through June 30, 1999. The recommendations herein supersede all previous survey recommendations not implemented as of June 6, 1994, by either execution of a construction contract or issuance of a purchase order.

The findings and recommendations contained in this survey report enable the Board of Trustees to accomplish certain responsibilities with which it is vested: adoption of a proposed long-range plan for educational plants and auxiliary and ancillary facilities under Section 235.16, F.S.; adoption of a capital outlay budget as part of the college annual budget under Section 235.18, F.S.; submission to the Commissioner of Education of a three-year plan and data

required for development of the annual legislative capital outlay budget request under Section 235.41, F.S.; use of state capital outlay funds for payment for capital outlay projects under Rule 6A-2.0204(4), Florida Administrative Code (FAC); and formulation of a proposed building program and its submission in the form of a project priority list through the Office of Educational Facilities to the State Board of Education for approval under Rule 6A-2.0207, FAC, with the order of priority for expenditure of funds established in accordance with Rule 6A-2.0206, FAC.

Additionally, the survey report serves to satisfy the requirement of Section 240.327 (1), F.S., that the need for community college facilities be established by a survey. Finally, pursuant to Section 235.435(4)(a), F.S., all remodeling, renovation, and new construction projects included in the three-year priority list for legislative funding, prepared by the State Board of Community Colleges for the capital outlay budget request, must have been recommended by a survey.

The survey team gratefully acknowledges the contributions of time, effort, and expertise made by everyone who participated in the survey process: members of the faculty, staff, and administration at Polk Community College and staff of the Department of Education. We make special note of the assistance given us by Ms. Carol Hawkins, Dean of Planning, Management Information Services, and Facilities, Ms. Carolyn Thomas, administrative assistant to Dean Hawkins, and Mr. John Samitas, Director of Facilities. Their cooperation and constructive help was exemplary.



SECTION 3

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

The educational plant survey is the initial planning phase for providing public educational plants in the State of Florida. Careful planning contributes to appropriate housing of educational programs and services for students and to the wise expenditure of public funds. The educational plant survey is established in the Constitution of the State of Florida and the Statutes of Florida.

Statutory Foundations: The statutory foundations for educational plant surveys are described below.

Legal Basis: The legal basis for the educational plant survey is established in Section 235.15, Florida Statutes:

> Educational plant survey required.--At least every 5 years, each board, including the Board of Regents, shall arrange for an educational plant survey, to aid in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the district or campus. Before educational plant survey of a school district or community college that delivers vocational or adult education programs, the Division of Applied Technology and Adult Education shall establish and transmit to the Office of Educational Facilities documentation of the need for additional vocational and adult education programs and the continuation of existing programs before facility construction or renovation related to vocational or adult education may be included in the education plant survey. Information used by the Division of Vocational, Adult, and Community Education to establish facility needs must include, but need not be limited to, labor market data, needs analysis, and information submitted by the school district or community

college. Each survey shall be conducted by the Department of Education or an agency approved by the commissioner. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the commissioner. The survey report shall include at least an inventory of existing educational and ancillary plants; recommendations for existing educational and ancillary plants; recommendations for new educational or ancillary plants, including the general location of each.... and such other information as may be required by the rules of the State Board of Education. An official copy of each survey report shall be filed by the board with the office. This report may be amended, if conditions warrant, at the request of the board or commissioner....

Definition: Educational plant survey means a systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Purpose: The purpose of a community college educational plant survey is to aid the Board of Trustees in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district for the following five-year period.

Requirement: At least every five years, each Board of Trustees shall arrange for an educational plant survey,

Alternative Methods: An educational plant survey shall be conducted either by the Department of Education or by an agency approved by the Commissioner of Education. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner.

Status of Prior Surveys: A new educational plant survey shall supersede, as of the date it is conducted, all previous survey recommendations which have not been implemented either by execution of a construction contract or issuance of a purchase order.

Amendment of Current Survey: The current survey may be amended during the projected period if conditions appear to justify a change in the projected building construction program by request for a supplementary survey made by the Board of Trustees or the Commissioner of Education.

Written Report: A written report containing the findings of the educational plant survey and recommendations for housing the educational programs and projected student population of the college shall be made to the Board of Trustees. An official copy of each survey report shall be filed by the Board with the Office of Educational Facilities.

Procedural Policies: Procedural policies incorporated in the educational plant survey process for community colleges are explained below.

Student Enrollment Projections: The survey uses five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges, Department of Education. The distribution of these projections by site is furnished by the college.

Educational Programs: The survey formulates a plan for housing the programs and services provided by the college. The Board of Trustees determines what programs and services are offered. The Division of Vocational, Adult and Community Education, Department of Education, establishes the need for the continuation of or additional vocational and adult programs.

Program Facility Lists: Survey evaluation and planning are conducted with reference to program facility lists prepared through cooperative efforts of college staff and the Office of Educational Facilities. The lists are based on size of space and occupant design criteria included in the Florida Administrative Code for programs and services approved by the Board of Trustees, as well as special needs of the college.

Facilities Inventory: The survey uses the information about existing educational plants carried in computerized state inventory files containing data for sites, facilities, and rooms. The inventory is validated through cooperative efforts of college staff and the Office of Educational Facilities.

Student Stations: The survey counts capacity carrying student stations that are satisfactory and designates which stations are unsatisfactory.

Space Utilization: Survey evaluation and planning are conducted with regard to standard utilization criteria for instructional spaces. Criteria for classrooms are: 65 hours of room use per week, Monday through Saturday; 90 percent rate of room occupancy; 55 percent rate of station occupancy for sites with up to 2500 capital outlay full-time-equivalent student enrollment (CO-FTE) and 60 percent rate of station occupancy for sites with 2500 or greater CO-FTE; and 13 average weekly contact hours per CO-FTE.

Standards for vocational laboratories are: 36 hours of room use per week; 68 percent rate of station occupancy; and 12 average weekly contact hours per vocational CO-FTE. Standards for nonvocational laboratories are: 21 hours of room use per week for sites with up to 2500 CO-FTE and 24 hours of room use per week for sites with 2500 or greater CO-FTE; 80 percent rate of station occupancy; and four average weekly contact hours per nonvocational CO-FTE.

Recommendations: The survey makes recommendations for site acquisition, development, and improvement, remodeling, renovation, and new construction for sites and facilities owned by the college. Standard recommendations are included for provision of custodial services facilities, provision of sanitation facilities, correction of safety deficiencies, modification for compliance with handicap standards, replacement of defective roofs, and purchase of equipment.

Recommendations for leased sites and facilities are made in accordance with the provisions of Sections 235.055 and 235.056, F.S., and Rule 6A-2.029, FAC. Recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education.

State Funds: Survey recommendations establish need for capital outlay projects; they do not imply automatic availability of funds to pay for projects. Information about state funds for public education capital outlay projects and about eligibility for expenditure is found in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended, Chapter 235 and Chapter 240 of the Florida Statutes, and Rule 6A-2 of the Florida Administrative Code.

Cooperative Process: An educational plant survey conducted for a district Board of Trustees by the Department of Education is accomplished through cooperative efforts of the college administration and staff of the Office of Educational Facilities. The steps in the cooperative survey process are listed below.

1. The Board of Trustees requests, by resolution, that the Department of Education conduct a survey to determine the status and needs of the educational plants of the college district.

2. The director of the Educational Facilities Planning and Evaluation Section (Planning and Evaluation), Office of Educational Facilities, schedules the survey, appoints the survey director, and assigns survey staff from the Department of Education.

3. The college president appoints the survey coordinator for the college.

4. The survey director and other Planning and Evaluation staff are available for consultation and service to the college throughout the survey process.

5. The survey director gives the five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges to the survey coordinator. College staff distribute the projections by site.

6. The Board of Trustees determines what vocational programs are to be provided in accordance with the need established by the Division of Applied Technology and Adult Education, Department of Education, for the five-year period of the survey. The Board also establishes the academic programs to be provided by the college during the same period of time.

   College staff list the programs, indicating which ones the board wishes to continue, expand, initiate, and delete. Based on program decisions of the board, college administrators and staff and Planning and Evaluation staff prepare program facility lists for each campus, center, and special purpose center.

7. College staff furnish site plans and building schematics for all sites and facilities owned by the college and for those leased for more than one year. Together, college staff and Planning and Evaluation staff validate and correct data for sites, facilities, and rooms carried in the computerized state inventory files as well as the site plans and building schematics.

8. College administrators and staff prepare lists for each site of needs identified by the college for site acquisition, development, and improvement, remodeling, renovation, and new construction. Outdoor physical education facilities are included under site improvement. Items may be included for projects in the planning stage for which an architect is employed but no construction contract has been executed.

   Items for remodeling and renovation contain certain specific information: building number and name; room numbers; current functions of spaces, use codes, square footages, and student stations; as well as needed functions of spaces, use codes, square footages, and student stations. Items for new construction specify needed functions of spaces, use codes, net and gross square footages, and student stations.

   Cost estimates are provided for items for site acquisition, development, and improvement; they may be furnished for other items as well. Cost estimates for survey recommendations involving building square footage are based on cost figures for the college used in the legislative capital outlay budget request for the fiscal year in which the survey is conducted. The survey director can provide these cost figures to the survey coordinator.

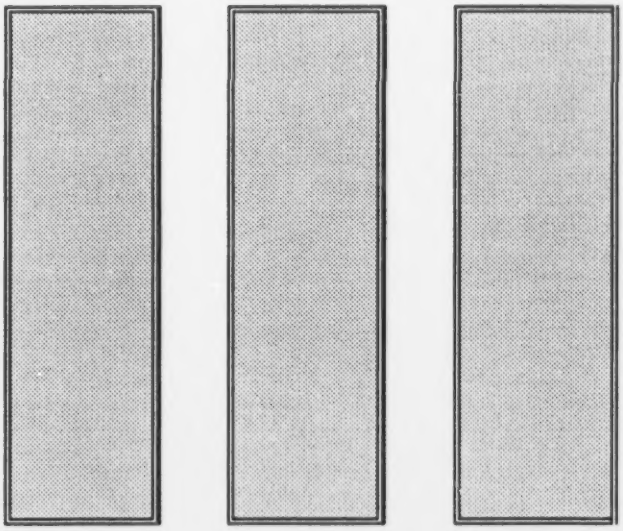
9. College staff prepare a survey workbook for use by survey staff during the educational plant survey. The workbook contains documentation related to items 5, 6, 7, and 8, above. It also contains general background information about the college and is supplemented with a current catalogue.

   A copy of the workbook is provided for each survey staff member. One copy, along with the catalogue, is given to the survey director at least ten days before the opening date of the survey. The other copies may be distributed to survey staff at the beginning of the survey.

10. The college finance officer furnishes the survey director with particular financial information pertaining to state board of education bond issues and certain debt requirements, capital outlay expenditures by fund source, and capital outlay expenditures by project type.

11. The survey director and staff conduct the educational plant survey on site in the college district. They visit and evaluate all existing sites and facilities. They study and analyze all available information relevant to educational and ancillary plant needs. They discuss needs with college administrators and staff. Finally, they develop recommendations to provide for the needs.

12. The survey director, aided by survey staff, prepares the written report of findings and recommendations for the Board of Trustees. An official copy is filed with the Office of Educational Facilities.



SECTION 4

OVERVIEW OF THE COLLEGE

The goal of the educational plant survey is to assist the college by developing a plan for housing the programs and services provided by the college. Educational plant needs are the focus of the survey. It also helps to have a general understanding of the college. The following information was provided by the college.

Historical Prospective:

Polk Community College (PCC) had its beginning in January 1961, when the Board of Public Instruction of Polk County directed Superintendent Shelley S. Boone to initiate action leading to the establishment of a junior college in Polk County. The 1963 Florida Legislature appropriated the planning money necessary to start the College, and the citizens of Polk County voted an additional one-time half mill ad valorem tax to support the institution.

In September 1964, PCC opened its doors on the temporary campus at the Bartow Air Base with Dr. Fred T. Lenfestey as president. The first academic year started with 1,114 students and 34 faculty members. In 1968 PCC moved to its permanent campus in Winter Haven, which consists of approximately 100 acres donated to the institution. In the spring of 1988, under the leadership of Dr. Maryly VanLeer Peck, a second campus was opened in Lakeland a joint-use facility with the University of South Florida (USF). The Lakeland campus is situated on 130 acres and contains two four-building quadrangles, the first of which opened in 1988, the second in 1991. Polk Community College's unduplicated Fall enrollment for 1993 totaled more than 6,000 credit students and over 3,000 non-credit students.

PCC offers 44 different majors in its Associate in Arts program. AA degree credits earned at PCC are easily transferrable to all ten state universities. The college also offers a number of Associate

in Science degree programs leading to employment in health-related professions, financial services, criminal justice, office careers, data processing, and other technical fields. In addition, certificate programs and continuing education classes are offered.

Over 17,222 degrees have been awarded in the college's 30 years. "Our graduates have found Polk Community College as a convenient, inexpensive way to get an excellent education without leaving Polk County," said PCC President Maryly VanLeer Peck.

PCC has played a major role in the progress of Polk County and its citizens. Over half of the county's college-bound seniors attend PCC. Each year more than 16,000 Polk County residents enroll. When those residents earn a PCC degree, more than half of them continue to live in Polk County.

Polk Community College is proud to provide the training for:

* Over 60% of Polk County nurses;

* Over 90% of the county's emergency medical technicians and paramedics; and

* Over 95% of the city and county law enforcement officers.

Throughout its 30-year history, PCC has prided itself in providing a quality educational experience at the lowest possible cost to the student/taxpayer. To that end, the college has sought to provide the higher calibre professional and support staff, the most modern, efficient and effective physical plant; and the most up-to-date equipment.

PCC has always been proud of the utility and the beauty of its buildings and grounds. The college has worked continuously to ensure the best possible match of these facilities and the educational needs of its students and its programs.

Polk Community College welcomes the challenge of making its programs and services more responsive to community needs. In the past 30 years, PCC has continued to grow and change, constantly striving to be an excellent resource for these who want to develop academic skills, earn college credits, prepare for a career, advance in a job or explore a special interest. As the college that cares looks forward to the challenges ahead, it will continue to strive to provide its students with the best possible educational experience at the best possible price.

Mission Statement: Polk Community College is dedicated to serving Polk County anticipating and responding to the educational needs of the community. As a comprehensive two-year public institution, it

offers to all residents of Polk County an equal opportunity for higher education. The mission of the college is to provide high-quality educational experiences and services designed to support a diverse student body in pursuit of a broad range of educational goals.

To fulfill this mission, Polk Community College provides programs and services which enable students to

Clarify academic and career goals;

Complete the freshman and sophomore years of a university parallel program;

Complete the education and training necessary for immediate entry into the marketplace;

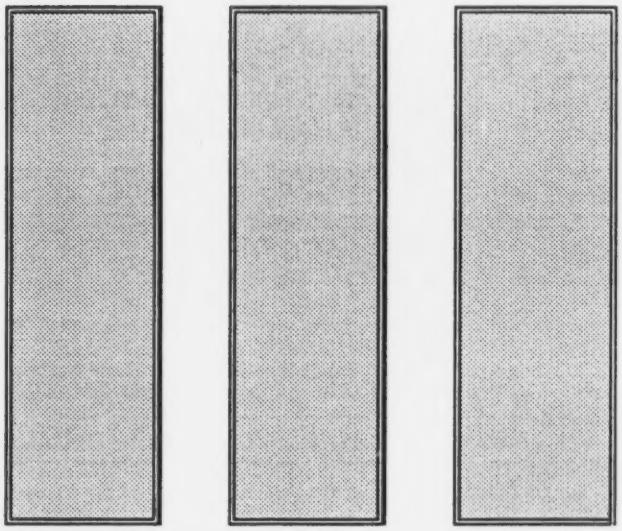
Develop and upgrade career skills;

Broaden vocational and academic options by acquiring essential basic skills;

Participate in the exchange and examination of ideas;

Enhance personal, cultural, social, and intellectual growth.

Fundamental to all Polk Community College programs and services is a respect for the unique talents of each individual, a dedication to excellence, and a commitment to the value of education as a lifelong endeavor.



SECTION 5

ANALYSIS

OF

STUDENT POPULATION

College Service Area: Polk Community College serves the geographic district of the state comprised of Polk County. Because it is a non-residential college, the great majority of the student population lives in the college district.

Student Enrollment of College: Student enrollment was the single most important factor considered by the survey team in making decisions related to planning square footage size and total amount of facilities. The unit of enrollment used in the survey was the capital outlay full-time-equivalent student (CO-FTE). It represents a student enrolled full time for fall, spring, and summer semesters during the academic year in classes taught in college-owned facilities. The level of enrollment used was the number of CO-FTE projected for the fifth year beyond the fiscal year in which the survey was conducted. The CO-FTE projections were separated according to vocational and nonvocational enrollments. Furthermore, they were distributed by site to enable appropriate planning for particular needs of each campus of the college. Collegewide CO-FTE projections are displayed in **Exhibit 310: Full-Time Equivalent Student Enrollment.** Distribution among sites is shown in **Exhibit 320: Distribution of Projected FTE Enrollment.**

The method for computation and distribution deserves note. Each year the college submits a report of actual full-time-equivalent student enrollment (FTE) to the Bureau of Information Systems,

Division of Community Colleges. Using the last five years of actual FTE data along with general population figures for the college district, the Bureau projects both annual and capital outlay FTE for the next six-year period. The difference between annual FTE and CO-FTE equates to the deletion of courses using unowned space not requiring permanent facilities. Finally, using CO-FTE projections computed by the Bureau, the college distributes collegewide vocational and nonvocational CO-FTE among sites based on local expectation for the enrollment pattern throughout the district.

Exhibit 310

College: POLK COMMUNITY COLLEGE

COMPUTATION OF PROJECTIONS FOR COLLEGEWIDE
CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT

ITEM	1994-95	1995-96	1996-97	1997-98	1998-99
TOTAL CAPITAL OUTLAY FTE PROJECTIONS	3,099	3,175	3,250	3,309	3,373
NONVOCATIONAL FTE:					
* Annual FTE	2,241	2,261	2,273	2,281	2,287
Less: FTE Not Req Perm Facilities	0	0	0	0	0
Adjusted Annual FTE Projection	2,241	2,261	2,273	2,281	2,287
VOCATIONAL FTE:					
* Annual FTE	858	914	977	1,028	1,086
Less: FTE Not Req Perm Facilities	0	0	0	0	0
Adjusted Annual FTE Projection	858	914	977	1,028	1,086

SOURCE: Department of Education, Division of Community Colleges, Bureau of Information Systems, "The FTE Projections for the Capital Outlay Formula Budget", May 24, 1994.

* Capital outlay full-time-equivalent student enrollment, 1998-99, projected.

Exhibit 320

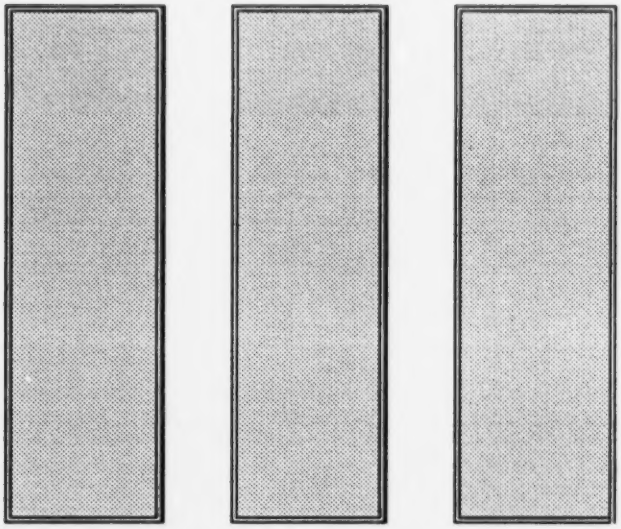
College: POLK COMMUNITY COLLEGE

DISTRIBUTION OF 1998-99 PROJECTION FOR CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT BY SITE

CAMPUS	NON-VOCATIONAL CO-FTE	VOCATIONAL CO-FTE	TOTAL CO-FTE *	PERCENT COLLEGE FTE
TOTAL CAPITAL OUTLAY FTE FOR COLLEGE	2,287	1,086	3,373	100.00%
Site : No. 1: Winter Haven Campus	1,096	489	1,585	46.99%
Site : No. 2: Lakeland JUF Center	1,191	597	1,788	53.01%

SOURCE: Capital Outlay FTE Projections furnished by college as of May 24, 1994.

* Capital outlay full-time-equivalent student enrollment, 1998-99, projected.



SECTION 6

PROGRAMS, SERVICES AND FACILITY NEEDS

Under the provisions of Section 240.319(3)(b), F.S., and Rule 6A-14.0247(3), FAC, the community college Board of Trustees has responsibility for establishing the programs and services provided by the college. The supportive role of the educational plant survey is to formulate a plan for housing the programs and services offered. The survey team developed a comprehensive five-year plan for appropriately accommodating the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college.

A program facility list, or prototype of non-vocational, vocational, and physical education need was prepared for each officially designated site. The development process involved participation by college administrators and key personnel representing vocational and nonvocational program areas, in consultation with staff of the Educational Facilities Planning and Evaluation Section, Office of Educational Facilities, and with reference to size of space and occupant design criteria provided in Rule 6A-2.032, FAC. In addition to detailed requirements for instructional programs, the list prescribed aggregate square footages for auxiliary and ancillary services classified according to physical education, library, audiovisual, auditorium/exhibition, student services, office, and institutional support services. The program facility lists for Polk Community College are presented by site in **Exhibit 130: Facilities List.**

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Winter Haven Campus
Site CO-FTE : 1585
Nonvocational: 1096
Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					93,545	1,219
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	26	16,250	650
	Storage, Material			75	26	1,950	
				700	52	18,200	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	20	55	1,100	3	3,300	60
	Storage, Material			125	3	375	
	Storage, Project			275	3	825	
	* Greenhouse			800	1	800	
				2,300	10	5,300	
11104120	Anatomy Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			275	1	275	
				1,500	3	1,500	
11119000	PHYSICAL SCIENCES						
11119010	Physical Sciences(General) Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
11119020	Physics Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
11119050	Chemistry Lab	20	55	1,100	2	2,200	40
	Storage, Material			125	2	250	
	Storage, Project			175	2	350	
				1,400	6	2,800	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Winter Haven Campus
Site CO-FTE : 1585
Nonvocational: 1096
Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
11210000	FINE AND APPLIED ARTS						
11210020	Art (Ceramics) Lab	20	50	1,000	1	1,000	20
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,335	4	1,335	
11210020	Art (Painting) Lab	20	50	1,000	1	1,000	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,275	3	1,275	
11210020	Art (Printmaking) Lab	20	50	1,000	1	1,000	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,275	3	1,275	
11210041	Band Lab	60	35	2,100	1	2,100	30
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				3,110	8	3,110	
11210041	Choral Lab	48	35	1,680	1	1,680	24
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				2,690	8	2,690	
11210042	Electronic Keyboard Lab	15	40	600	1	600	15

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Winter Haven Campus
Site CO-FTE : 1585
Nonvocational: 1096
Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Storage, Material			100	1	100	
				700	2	700	
11311000	LETTERS AND FOREIGN LANGUAGES						
11311010	Foreign Languages Lab	25	40	1,000	1	1,000	25
	Storage, Material			100	1	100	
				1,100	2	1,100	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12300000	HEALTH OCCUPATIONS EDUCATION						
12303000	NURSING						
12303010	Nursing Lab (RN)	12	158	1,896	1	1,896	12
	Classroom, Related Instruction			525	1	525	
	Storage, Material			300	1	300	
	Lockers, Student			180	1	180	
	Reception			135	1	135	
	Reference			360	1	360	
	Conference			225	1	225	
				3,621	7	3,621	
12304000	REHABILITATION						
12304010	Occupational Therapy Assist Lab	15	80	1,200	1	1,200	15
	Classroom, Related Instruction			525	1	525	
	Technical Laboratory			940	1	940	
	Storage, Material			500	1	500	
				3,165	4	3,165	
12304021	Physical Therapy Assistant	15	80	1,200	1	1,200	15
	Hydrotherapy			560	1	560	
	Storage, Material			175	1	175	
				1,935	3	1,935	
12305000	RADIOLOGIC						
12305020	Radiation Therapy Tech Lab	15	80	1,200	1	1,200	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			350	1	350	
	Technical Laboratory			940	1	940	
	Darkroom			360	1	360	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Winter Haven Campus
Site CO-FTE : 1585
Nonvocational: 1096
Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				3,375	5	3,375	
12309000	MISCELLANEOUS HEALTH EDUCATION						
12309070	Emerg Med Tech Lab (Paramedic)	15	88	1,320	1	1,320	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			250	1	250	
	Telemetry			1,080	1	1,080	
				3,175	4	3,175	
12309070	EMT (Paramedic-1st Responder)Lab	15	88	1,320	1	1,320	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			250	1	250	
	Telemetry			1,080	1	1,080	
				3,175	4	3,175	
12399000	HEALTH OCCUPATIONS EDUC, OTHER						
12399080	Pharmacy Assisting Lab	15	133	1,995	1	1,995	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
				2,695	3	2,695	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12502000	BUSINESS DATA PROC SYSTEMS						
12502000	Bus Data Proc(Cmptr Info Sys)Lab	15	63	945	1	945	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			100	1	100	
				1,570	3	1,570	
12502010	Bus Data Proc(Comp Netwrkng)Lab	15	63	945	1	945	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			100	1	100	
				1,570	3	1,570	
12502030	Bus Data Proc-Comp Prog/Anlys	15	63	945	2	1,890	30
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			100	2	200	
				1,570	6	3,140	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Winter Haven Campus
Site CO-FTE : 1585
Nonvocational: 1096
Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12700000	PUBLIC SERVICE						
12702000	LAW ENFORCEMENT						
12702010	Law Enforcement Lab	15	96	1,440	1	1,440	15
	Shower, Mens			225	1	225	
	Classroom, Related Instruction			525	1	525	
	Darkroom			360	1	360	
	Storage, Material			175	1	175	
	Shower, Womens			225	1	225	
	Reception			90	1	90	
	* Firing Range			5,000	1	5,000	
	* Vehicle Driving Range Tower			600	1	600	
				8,640	9	8,640	
12702012	Criminal Justice Tech	15	80	1,200	2	2,400	30
	Classroom, Related Instruction			525	2	1,050	
	Courtroom			540	2	1,080	
	Technical Laboratory			940	1	940	
	Photography Laboratory			900	1	900	
				4,105	8	6,370	
12705000	AUDIO-VISUAL (MULTI-MEDIA)						
12705000	AV Media Tech Lab	18	78	1,404	1	1,404	18
	Classroom, Related Instruction			525	1	525	
	Storage, Material			225	1	225	
	Photography Laboratory			900	1	900	
	Storage, Project			275	1	275	
	Darkroom			360	1	360	
				3,689	6	3,689	
12710000	RESOURCES MANAGEMENT SERVICES						
12710030	Water & Waste Water Tech Lab	15	93	1,395	1	1,395	15
	Classroom, Related Instruction			525	1	525	
	Furnace			300	1	300	
	Storage, Material			450	1	450	
				2,670	4	2,670	
12710040	Environmental Science Tech lab	15	93	1,395	1	1,395	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			450	1	450	
	Furnace			300	1	300	
				2,670	4	2,670	

College: POLK COMMUNITY COLLEGE Year: 1998-99

Site : No. 1: Winter Haven Campus

Site CO-FTE : 1585

Nonvocational: 1096

Vocational : 489

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	93,545	1,219
11408350	PHYSICAL EDUCATION	16,000	
41100000	AUXILIARY SPACES:		
41200000	Library	13,239	
41500000	Audiovisual	4,677	
50000000	Auditorium/Exhibition	4,755	
VARIES	Student Services	11,888	
70000000	Office-College Administration 10116	30,039	
90000000	Support Services	8,707	
90000000	Custodial Services	1,744	
	Sanitation:		
	Student Restroom	2,378	
	Staff/Public Restroom	396	
	SUBTOTAL NET SQUARE FEET	187,368	
	Electric/HVAC Euipment = .06%	11,242	
	TOTAL NET SQUARE FEET	198,610	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	67,527	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	266,137	1,219

NOTE: Amounts on this page are calculated with formulas.

* Related space agreed to by staff of community college and OEF.

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College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Lakeland JUF Center
Site CO-FTE : 1788
Nonvocational: 1191
Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					84,150	1,302
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	29	18,125	725
	Storage, Material			75	29	2,175	
				700	58	20,300	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	20	55	1,100	4	4,400	80
	Storage, Material			125	4	500	
	Storage, Project			275	4	1,100	
				1,500	12	6,000	
11104120	Anatomy Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			275	1	275	
				1,500	3	1,500	
11109000	ENGINEERING SCIENCE						
11109010	Engineering Lab	20	80	1,600	1	1,600	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,875	3	1,875	
11112000	HEALTH PROFESSION SCIENCE						
11112010	Health Profession Lab	20	80	1,600	1	1,600	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,875	3	1,875	
11112060	Medicine (Pre Med Prof'l) Lab	20	80	1,600	1	1,600	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,875	3	1,875	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Lakeland JUF Center
Site CO-FTE : 1788
Nonvocational: 1191
Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
11119000	PHYSICAL SCIENCES						
11119010	Physical Sciences Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,620	3	1,620	
11119020	Physics Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
11119050	Chemistry Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
11210000	FINE AND APPLIED ARTS						
11210010	Art Lab	20	50	1,000	1	1,000	20
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,335	4	1,335	
11311000	LETTERS AND FOREIGN LANGUAGES						
11311010	Foreign Languages Lab	20	40	800	1	800	20
	Storage, Material			100	1	100	
				900	2	900	
11000000	OTHER PROGRAMS						
11849000	Interdisciplinary Lab	20	55	1,100	1	1,100	20
	Storage, Material			100	1	100	
	Storage, Project			150	1	150	
				1,350	3	1,350	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12100000	AGRICULTURAL EDUCATION						
12105000	ORN HORT (PROD, PROC, MKT & SERV)						

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Lakeland JUF Center
Site CO-FTE : 1788
Nonvocational: 1191
Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12105000	Ornamental Horticulture Lab	20	50	1,000	1	1,000	20
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,475	9	4,475	
12105040	Landscaping	20	50	1,000	1	1,000	20
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,475	9	4,475	
12300000	HEALTH OCCUPATIONS EDUCATION						
12309000	MISCELLANEOUS HEALTH EDUCATION						
12309070	Emerg Med Tech Lab (Paramedic)	15	88	1,320	1	1,320	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			250	1	250	
	Telemetry			1,080	1	1,080	
				3,175	4	3,175	
12399000	HEALTH OCCUPATIONS EDUC, OTHER						
12399010	Hosp Admit Off Lab-Hlth Care Mgt	15	88	1,320	1	1,320	15
	Storage, Material			100	1	100	
				1,420	2	1,420	
12400000	HOME ECONOMICS						
12401000	HOMEMAKING: PREP PERS HOME/FAM LIVING						
12401020	Child Care Svcs (Ctr Mgmt) Lab	20	52	1,040	1	1,040	20
	Classroom, Related Instruction			525	1	525	
	Isolation			45	1	45	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Lakeland JUF Center
Site CO-FTE : 1788
Nonvocational: 1191
Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Kitchen, Home Economics			125	1	125	
	Observation			80	1	80	
	Storage, Material			100	1	100	
	Storage, Student			45	1	45	
	Toilet, Student			28	1	28	
	Toilet, Student			28	1	28	
	Storage, Outside			50	1	50	
				2,066	10	2,066	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12501000	ACCOUNTING						
12501010	Acct & Comp (Classroom) Lab	20	56	1,120	1	1,120	20
	Storage, Material			100	1	100	
				1,220	2	1,220	
12502000	BUSINESS DATA PROC SYSTEMS						
12502030	Bus Data Proc-Comp Prog/Anlys	15	63	945	3	2,835	45
	Classroom, Related Instruction			525	3	1,575	
	Storage, Material			100	3	300	
				1,570	9	4,710	
12613000	DRAFTING AND DESIGN						
12613000	Drafting & Design Tech Lab	20	76	1,520	2	3,040	40
	Reproduction			180	2	360	
	Storage, Material			175	2	350	
	Storage, Project			175	2	350	
				2,050	8	4,100	
12625000	OTHER ENGINEERING RELATED TECH						
12625061	Safety Engineering Tech Lab	20	57	1,140	1	1,140	20
	Classroom, Related Instruction			525	1	525	
				1,665	2	1,665	
12632000	STATIONARY ENERGY SOURCES						
12632010	Elec Power Generating Plants	20	142	2,840	1	2,840	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
	Storage, Project			360	1	360	
	Storage, Tool			175	1	175	

College: POLK COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Lakeland JUF Center
Site CO-FTE : 1788
Nonvocational: 1191
Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				4,075	5	4,075	
12700000	PUBLIC SERVICE						
12702000	LAW ENFORCEMENT						
12702050	Legal Assisting Lab	10	62	620	1	620	10
	Classroom, Related Instruction			525	1	525	
	Storage, Material			225	1	225	
	Technical Laboratory			940	1	940	
				2,310	4	2,310	
12705000	AUDIO-VISUAL (MULTI-MEDIA)						
12705000	AV Media Tech Lab	18	78	1,404	1	1,404	18
	Classroom, Related Instruction			525	1	525	
	Storage, Material			225	1	225	
	Photography Laboratory			900	1	900	
	Storage, Project			275	1	275	
	Darkroom			360	1	360	
				3,689	6	3,689	
12710000	RESOURCES MANAGEMENT SERVICES						
12710030	Water & Waste Water Tech Lab	15	93	1,395	1	1,395	15
	Classroom, Related Instruction			525	1	525	
	Furnace			300	1	300	
	Storage, Material			450	1	450	
				2,670	4	2,670	
12710040	Environmental Science Tech lab	15	93	1,395	1	1,395	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			450	1	450	
	Furnace			300	1	300	
				2,670	4	2,670	

Exhibit 130

College: POLK COMMUNITY COLLEGE

Year: 1998-99

Site : No. 2: Lakeland JUF Center

Site CO-FTE : 1788

Nonvocational: 1191

Vocational : 597

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	84,150	1,302
11408350	PHYSICAL EDUCATION	16,000	
41100000	AUXILIARY SPACES:		
41200000	Library	14,800	
41500000	Audiovisual	4,208	
50000000	Auditorium/Exhibition	5,364	
VARIES	Student Services	13,410	
70000000	Office	22,475	
90000000	Support Services	8,020	
90000000	Custodial Services	1,967	
	Sanitation:		
	Student Restroom	2,682	
	Staff/Public Restroom	447	
	SUBTOTAL NET SQUARE FEET	173,523	
	Electric/HVAC Euipment = 6%	10,411	
	TOTAL NET SQUARE FEET	183,934	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	62,538	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	246,472	1,302

NOTE: Amounts on this page are calculated with formulas.

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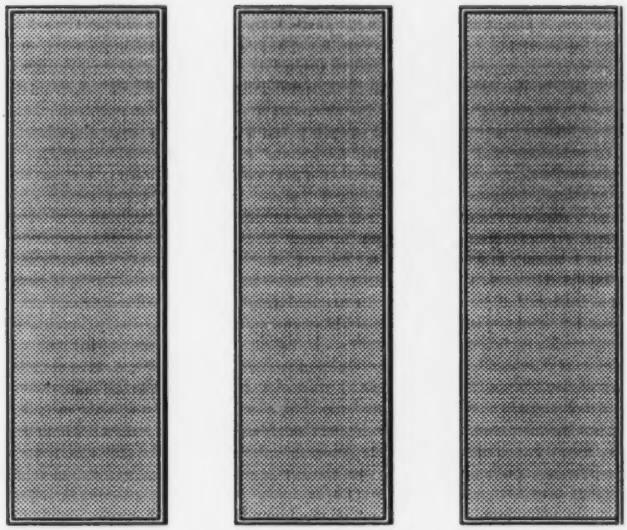

SECTION 7

INVENTORY OF EXISTING SITES AND FACILITIES

During the educational plant survey, members of the survey team visited all existing sites and facilities owned by the college as well as those under long-term lease to the college. They examined facilities with regard to physical condition to determine whether they could be classified as satisfactory and recommended for continued use. They also evaluated facilities with respect to adequacy and suitability for accommodating the educational programs and related services provided by the college.

Description of Sites: Polk Community College owns two sites: one the Winter Haven Campus, the other the Lakeland/USF Joint Use Center. Both are located in Polk County.

The Winter Haven Campus, Site 1, is located at 999 Avenue H, overlooking Lake Elbert, in the northeast section of Winter Haven. The campus contains ten permanent and six temporary buildings set on approximately 100 acres of land. See Figure 1, following for site plan.

Lakeland/USF Joint Use Center: The Lakeland/USF Joint Use Center, Site 2, is located just off State Road 540 in the southwest section of the City of Lakeland. The center contains two four-building quadrangles and two permanent service-type buildings located on 130 acres of land. This center is a joint use facility shared with the University of South Florida. See Figure 2, following for site plan.

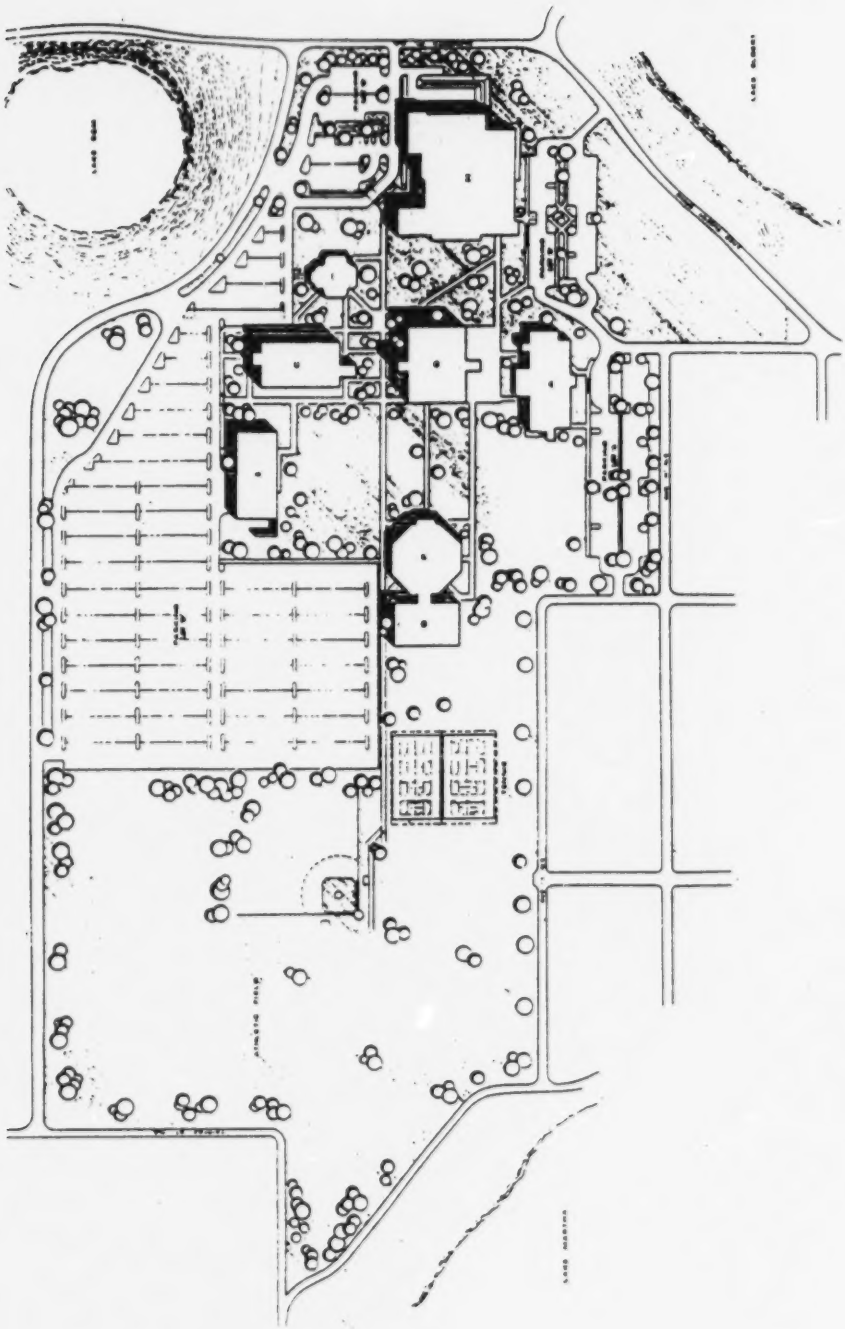

Figure 1

MASTER SITE PLAN

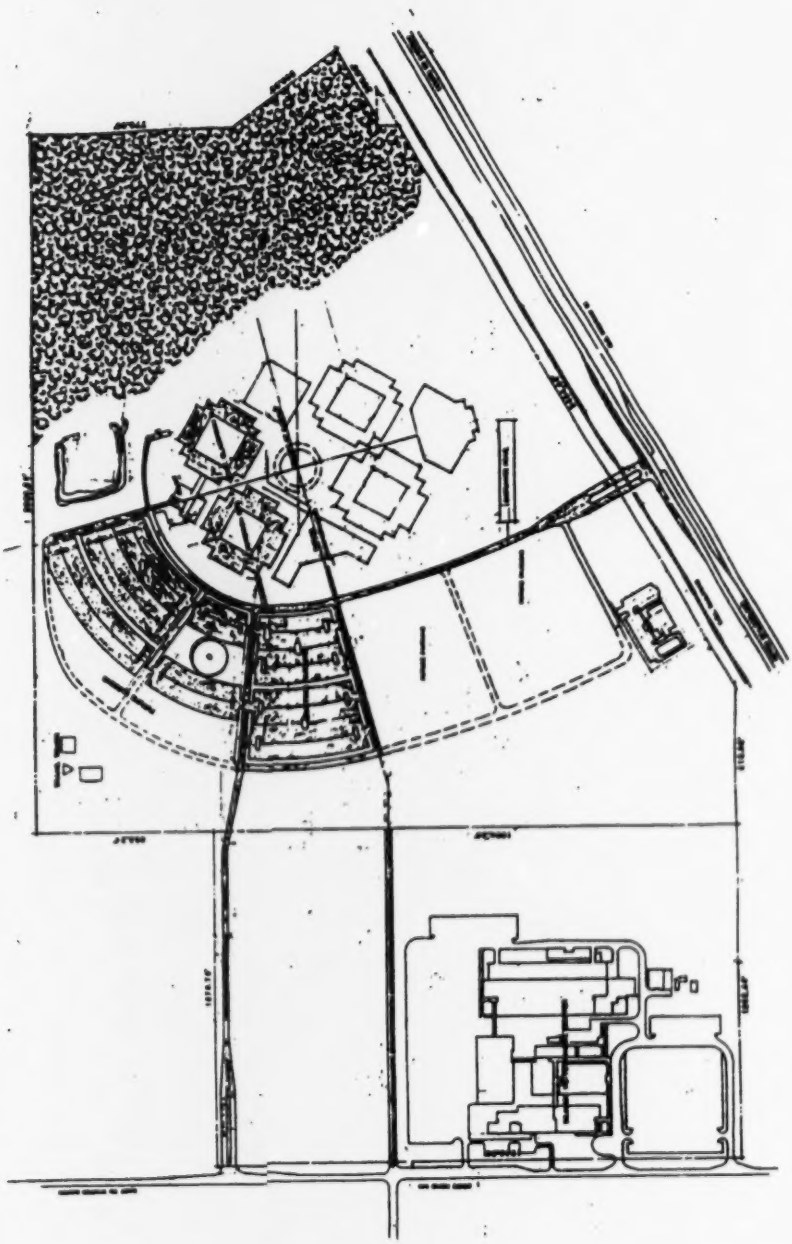

Figure 2

JOINT-USE FACILITY

College: POLK COMMUNITY COLLEGE

Site : No. 1: Winter Haven Campus

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CONDITION	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
Totals					665	341	0	180	1,186	276,316	392,368
1	Administration	B	P	R	123	0	0	14	137	23,781	33,769
2	Learning Res	B	P	R	86	25	0	68	179	58,140	82,559
3	Science Bldg	B	P	S	390	132	0	16	538	31,923	45,331
4	Fine Arts Bldg	B	C	R	66	184	0	17	267	55,022	78,131
6	Student Center	B	P	R	0	0	0	0		7,164	10,173
13	Maint Bldg	B	P	R	0	0	0	65	65	18,302	25,989
17	Health Center	B	P	R	0	0	0	0		41,921	59,528
18	South Shower Bldg	B	P	S	0	0	0	0		6,782	9,630
19	North Shower Bldg	B	P	S	0	0	0	0		6,808	9,667
61	Portable 12	B	T	T	0	0	0	0		734	1,042
62	Portable 13	B	T	T	0	0	0	0		734	1,042
63	Portable 14	B	T	T	0	0	0	0		734	1,042
85	Portable 15	B	T	T	0	0	0	0		2,127	3,020
86	Maint Shop	B	P	S	0	0	0	0		1,800	2,556
87	Paint Shop	B	T	S	0	0	0	0		728	1,034
88	Green House	B	T	T	0	0	0	0		0	
89	Equipment Storage	B	P	S	0	0	0	0		1,800	2,556
94	Club House/Public RR	B	C	S	0	0	0	0		1,805	2,563
100	Covered Walkway	W	P	S	0	0	0	0		16,011	22,736

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

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College: POLK COMMUNITY COLLEGE

Site : No. 2: Lakeland JUF Center

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY No.	Name	TYPE	STATUS	CONDITION	STUDENT STATIONS Classroom	Non-vocational	Physical Education	Vocational	Total	SQUARE FEET Net	Est. Gross
Totals					1,141	104	0	41	1,286	119,769	170,072
1	Lakeland Canter	B	P	R	601	85	0	20	706	50,863	72,225
2	Maintenance Bldg	B	P	S	0	0	0	0		1,601	2,273
3	Lakeland Center	B	P	R	540	19	0	21	580	54,935	78,008
4	Maint/Storage	B	P	S	0	0	0	0		1,268	1,801
10	Covered Walkway	W	P	S	0	0	0	0		11,102	15,765

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

Instructional Facilities and Student Stations: Educational plants accommodate a variety of functions including instruction, academic support, student services, and institutional support. Because the instructional program is the primary function of a college, instructional facilities are most important. They include classrooms and laboratories as well as related service areas.

Student stations are found in the instructional facilities of an educational plant. A student station is defined as the amount of square footage, along with the associated equipment required, for one student to participate in a particular instructional program. The number and type of student stations are critical factors when evaluating existing facilities relative to their adequacy and suitability for providing for educational programs.

During the review of buildings, the survey team identified and assessed the student stations in each classroom and laboratory facility. The number and type of existing student stations determined to be satisfactory by the survey are shown by site in the center portion of **Exhibit 140: Student Stations and Space by Facility.** They are displayed by building and categorized according to classroom, nonvocational laboratory, and vocational laboratory. All existing student stations were determined to be satisfactory.

Auxiliary and Ancillary Facilities: Auxiliary and ancillary facilities accommodate the noninstructional functions of a college. Auxiliary facilities are those which house academic support, student services, and institutional support functions located at campuses, centers, and special purpose centers. Ancillary facilities are those which provide for districtwide institutional support at central locations.

Academic support facilities include areas for library, audovisual, auditorium and exhibition functions. Student services facilities include spaces for physical education activities and for food, lounging, merchandising, recreation, meeting, and health care services for students. Institutional support facilities include all office and conference facilities; spaces for food, lounging, recreation, meeting, and health care services for nonstudents; and areas for computing services, maintenance shops, central storage, and vehicle storage.

The amount of satisfactory auxiliary and ancillary facilities owned by or under long term lease by Polk Community College is shown by site in **Exhibit 340: Aggregate Footage of Satisfactory Existing Net Square Footage by Space Category by Site.** For each site, aggregate net square footage is indicated for the academic support space categories of library, audiovisual, and auditorium/exhibition; for the student services space category; and for the institutional support space categories of office and support services. **Exhibit 340** also lists the aggregate net square footage for the three instructional space categories of classroom, nonvocational laboratory and vocational laboratory and for physical education.

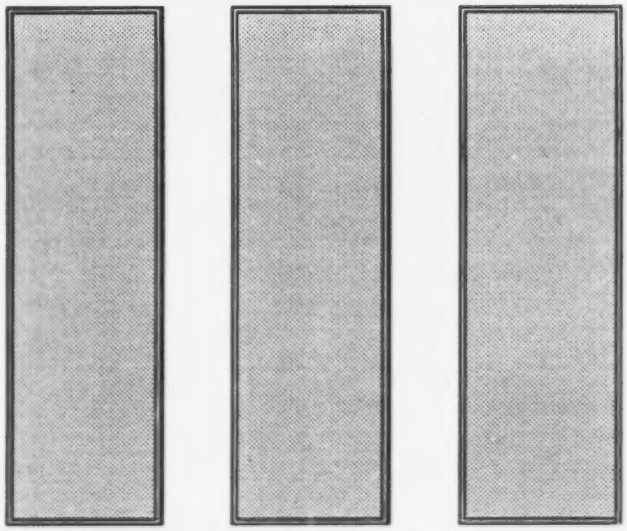
College: POLK COMMUNITY COLLEGE

AGGREGATE FOOTAGE OF SATISFACTORY EXISTING NET SQUARE FOOTAGE BY SPACE CATEGORY BY SITE

SPACE CATEGORY	SITE 1	SITE 2					COMBINED
INSTRUCTIONAL SPACES:							
Classrooms	19,263	28,452	0	0	0		47,715
Nonvocational Spaces	26,921	6,717	0	0	0		33,638
Physical Education	30,472	675	0	0	0		31,147
Vocational Spaces	34,520	13,414	0	0	0		47,934
Subtotal	111,176	49,258	0	0	0		160,434
ACADEMIC SUPPORT:							
Library	15,423	9,188	0	0	0		24,611
Audiovisual	3,785	837	0	0	0		4,622
Auditorium/Exhibition	24,577	1,024	0	0	0		25,601
Subtotal	43,785	11,049	0	0	0		54,834
STUDENT SERVICES:	9,296	8,465	0	0	0		54,334
INSTITUTIONAL SUPPORT:							
Office	35,475	10,203	0	0	0	0	45,678
Support Services	15,062	5,064	0	0	0	0	20,126
Custodial Services	0	0	0	0	0	0	0
Sanitation							
* Student Restrooms	2,378	2,682	0	0	0		5,060
* Staff/Public Restrooms	396	447	0	0	0	0	843
Subtotal	53,311	18,396	0	0	0	0	71,707
ELECTRIC/HVAC EQUIPMENT	0	0	0	0	0	0	0
TOTAL NET SQUARE FEET	217,568	87,168	0	0	0	0	304,736
NET-TO-GROSS DIFFERENCE	91,466	36,645	0	0	0	0	128,111
TOTAL GROSS SQUARE FEET	309,034	123,813	0	0	0	0	432,847

* Inventory Space for Sanitation not available – derived from 1996–99 Space Allocation.

Site : No. 1: Winter Haven Campus
Site : No. 2: Lakeland JUF Center



SECTION 8

PLAN

FOR

HOUSING PROGRAMS,

STUDENTS AND SERVICES

The survey team developed a plan for housing instructional programs, projected student enrollments, faculty, staff, administrators, and auxiliary and ancillary services for the ensuing five-year period. The planning process required evaluation of existing educational plants, determination of future needs, and recommendations for changes and additions to existing plants to provide for future needs.

Programs and Students: Facility planning for housing instructional programs and student enrollments involves analysis of existing plant capacities, specification of capacity needs, and recommendations for remodeling, renovation, and new construction to meet the needs. Summaries of the five-year plan for housing programs and projected enrollments of Polk Community College are presented by site in **Exhibit 150: Summary of Student Stations.**

Educational plant capacity is defined as the number of capital outlay full-time-equivalent students which can be accommodated by the plant in regular instructional programs. Assessment of capacity requires consideration of several factors: kinds of educational programs in which students are enrolled, types of space in which different kinds of students receive instruction, number of student stations available in each type of space, and utilization criteria for rooms and student stations.

Specifically, all students receive instruction in general classrooms, nonvocational students in nonvocational laboratories, and vocational students in vocational laboratories. In the exhibits, capital outlay full-time-equivalent student enrollment and number of student stations both are distributed appropriately among the three instructional space categories.

Exhibit 150

College: POLK COMMUNITY COLLEGE

Site : No. 1: Winter Haven Campus

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1998-99 CO-FTE To Be Housed	1,585	1,096	0	489
Utilization Index Percent *	0.4040	0.2381	1.0000	0.4902
Student Station Allocation	640	261	0	240
1998-99 Facilities List	650	314	0	255
Facilities List Over or (Under)	10	53	0	15
INVENTORY:				
Existing Student Stations In Inventory	665	341	0	180
Student Stations - Construction	0	0	0	105
Student Stations - Remodeling	(63)	0	0	(5)
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	602	341	0	280
Utilization Index *	2.4750	4.2000	1.000	2.040
CO-FTE Housed	1,490	1,432	0	571

* Indexes and reciprocals are for site with fewer than 2,500 CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Exhibit 150

College: POLK COMMUNITY COLLEGE

Site : No. 2: Lakeland JUF Center

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1998-99 CO-FTE To Be Housed	1,788	1,191	0	597
Utilization Index Percent *	0.4040	0.2381	1.0000	0.4902
Student Station Allocation	722	284	0	293
1998-99 Facilities List	725	284	0	293
Facilities List Over or (Under)	3	0	0	0
INVENTORY:				
Existing Student Stations In Inventory	1,141	104	0	41
Student Stations - Construction	0	60	0	238
Student Stations - Remodeling	(334)	80	0	7
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	807	244	0	286
Utilization Index *	2.4750	4.2000	1.000	2.040
CO-FTE Housed	1,997	1,025	0	583

* Indexes and reciprocals are for site with fewer than 2,500 CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

In addition, utilization criteria for each space category specify expected weekly hours of room use, percentage of student station use, and average weekly contact hours of students. In the exhibit, utilization indexes which combine category criteria are used to transform student stations into capacity and, conversely, utilization index reciprocals are used to convert capacity into student stations.

Explicit information related to the summary exhibit is provided throughout the survey report. Projection of 1998-99 capital outlay full-time-equivalent student enrollment is explained in **Exhibits 310 and 320** of **Section 5**. Educational programs are listed in **Exhibit 130** of **Section 6**. Utilization criteria are given in **Section 3**. Existing student stations are listed in **Exhibit 140** of **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

Personnel and Services: Facility planning for housing faculty, staff, and administrators, and auxiliary and ancillary services involves assessment of present plants, identification of future needs, and recommendations for remodeling, renovation and new construction to meet the needs. Summaries of the five year plan for accommodating the personnel and auxiliary and ancillary services of Okaloosa-Walton Community College are presented by site in **Exhibit 160: Existing and Recommended Square Footage**. The exhibit also provides summaries of the plan for housing instructional programs and student enrollments, given in terms of square footages instead of student stations.

Specific information related to the summaries in **Exhibit 160** is provided in other sections of the survey report. Square footage allocations by space category by site are shown in **Exhibit 160 of Section 8**. Auxiliary and ancillary facilities are defined and described in **Section 7**. Existing aggregate square footages by category by site are given in **Exhibit 340** of Section 7. Recommendations for remodeling, renovation, and new construction are included in Section 10.

Exhibit 160

College: POLK COMMUNITY COLLEGE

Site : No. 1: Winter Haven Campus

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1998-99 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE-NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	18,200	19,263	* 1,063	0	(1,574)	17,689
Nonvocational Spaces	23,885	26,921	3,036	800	0	27,721
Physical Education	16,000	30,472	14,472	0	3,908	34,380
Vocational Spaces	51,460	34,520	(16,940)	28,887	2,774	66,181
Subtotal	109,545	111,176	1,631	29,687	5,108	145,971
ACADEMIC SUPPORT:						
Library	13,239	15,423	2,184	0	0	15,423
Audiovisual	4,677	3,785	(892)	0	951	4,736
Auditorium/Exhibition	4,755	24,577	19,822	0	0	24,577
Subtotal	22,671	43,785	21,114	0	951	44,736
STUDENT SERVICES:	11,888	9,296	(2,592)	5,133	(2,541)	11,888
INSTITUTIONAL SUPPORT:						
Office-Includes District	30,039	35,475	5,436	0	(2,333)	33,142
Support Services	8,707	15,062	6,355	0	2,113	17,175
Custodial Services	1,744	0	(1,744)	0	(3,298)	(3,298)
Sanitation:						
* Student Restrooms	2,378	2,378	0	0	0	2,378
* Staff/Public Restrooms	396	396	0	0	0	396
Subtotal	43,264	53,311	10,047	0	(3,518)	49,793
ELECTRIC/HVAC EQUIPMENT	11,242	0	(11,242)	0	0	0
TOTAL NET SQUARE FEET	198,610	217,568	18,958	34,820	0	252,388
NET-TO-GROSS DIFFERENCE	67,527	91,466	23,939	14,638	0	106,104
TOTAL GROSS SQUARE FEET	266,137	309,034	42,897	49,458	0	358,492

* Existing Inventory Space for Sanitation not available – derived from 1998-99 Space Allocation.

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Exhibit 160

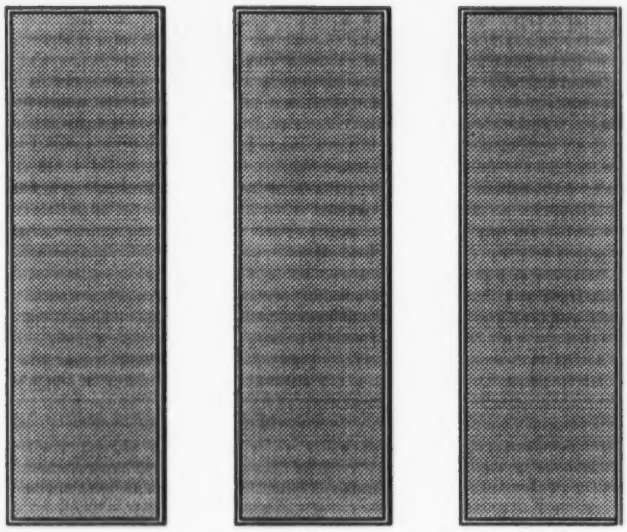
College: POLK COMMUNITY COLLEGE

Site : No. 2: Lakeland JUF Center

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1998–99 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE–NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	20,300	28,452	8,152	0	(8,310)	20,142
Nonvocational Spaces	21,130	6,717	(14,413)	5,250	1,580	13,547
Physical Education	16,000	675	(15,325)	5,712	9,613	16,000
Vocational Spaces	42,720	13,414	(29,306)	35,208	716	49,338
Subtotal	100,150	49,258	(50,892)	46,170	3,599	99,027
ACADEMIC SUPPORT:						
Library	14,800	9,188	(5,612)	14,200	(8,588)	14,800
Audiovisual	4,208	837	(3,371)	2,696	675	4,208
Auditorium/Exhibition	5,364	1,024	(4,340)	5,364	(1,024)	5,364
Subtotal	24,372	11,049	(13,323)	22,260	(8,937)	24,372
STUDENT SERVICES:	13,410	8,465	(4,945)	6,215	(1,270)	13,410
INSTITUTIONAL SUPPORT:						
Office	22,475	10,203	(12,272)	4,383	7,909	22,475
Support Services	8,020	5,064	(2,956)	3,316	(360)	8,020
Custodial Services	1,967	0	(1,967)	0	(941)	(941)
Sanitation:						
* Student Restrooms	2,682	2,682	0	0	0	2,682
* Staff/Public Restrooms	447	447	0	0	0	447
Subtotal	35,591	18,396	(17,195)	7,679	6,608	32,683
ELECTRIC/HVAC EQUIPMENT	10,411	0	(10,411)	0	0	0
TOTAL NET SQUARE FEET	183,934	87,168	(96,766)	82,324	0	169,492
NET–TO–GROSS DIFFERENCE	62,538	36,645	(25,893)	34,609	0	71,254
TOTAL GROSS SQUARE FEET	246,472	123,813	(122,659)	116,933	0	240,746

* Existing Inventory Space for Sanitation not available – derived from 1998–99 Space Allocation.



SECTION 9

ANALYSIS

OF

CAPITAL OUTLAY FINANCES

The survey team developed a comprehensive plan for meeting the educational plant needs of the college for the succeeding five-year period. During the planning process, they evaluated needs for site acquisition, development, and improvement, remodeling, renovation, and new construction. Implementation of the complete plan for Polk Community College as set forth in the survey recommendations included in **Section 10** was estimated to cost **$32,526,667.**

Financial capacity for accomplishing the plan depends upon the amount of future revenues made available to the college as well as obligations previously incurred. Thus, revenue sources accessible for capital outlay expenditure are discussed below. In addition, the indebtedness of the college during the period of the survey for state board of education capital outlay bonds is displayed in **Exhibit 210: Schedule of ... Bond Issues and Debt Requirement**. Finally, further information regarding the recent financial position of the college is found in **Exhibit 220: Capital Outlay Expenditures by Fund Source** and **Exhibit 230: Capital Outlay Expenditures by Project Type**. Capital outlay expenditure patterns by fund source and by project type are traced for the preceding five-year period.

Revenue Sources for Capital Outlay: College capital outlay projects may be financed from federal, state, and local fund sources. The primary sources of funds for Florida community colleges are state revenues provided for in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended.

Under the provisions of the Public Education Bond Amendment, Section 9(a)(2), Article XII, State Constitution, as amended, proceeds of revenues derived from gross receipts taxes for utility services are placed in the Public Education Capital Outlay and Debt

Service Trust fund. Revenues, interest, and proceeds derived from the sale of public education capital outlay bonds issued by the State Board of Education are used to finance capital projects for the state system of public education as authorized by the Legislature. Funds accruing under this section commonly are referred to as public education capital outlay (PECO).

Each year the Legislature allocates funds from the Public Education Capital Outlay and Dept Service Trust Fund appropriation to various boards in the state system of public education. Pursuant to Section 235.41, F.S., the Commissioner of Education submits a comprehensive capital outlay budget request for all boards to the Legislature. In accordance with Section 235.435(1)(a), F.S., each college board of trustees annually receives an allocation for remodeling, renovation, maintenance, repairs, and site improvement for existing satisfactory facilities. In addition, under the provisions of Section 235.435(4)(a), F.S., the boards of trustees receive funds for projects based on a three-year priority list for the entire state community college system included in the legislature budget request.

Under the provisions of the School Capital Outlay Amendment, Section 9(d), Article XII, State Constitution, as amended, the first proceeds of revenues derived from the licensing of motor vehicles are placed in the Capital Outlay Bonds and Debt Service Fund and distributed annually among the school districts and college districts in the ratio of the number of instructional units in each district. Thus each district receives funds each year. After adoption of a resolution by the college board of trustees requesting issuance of capital outlay bonds against revenues accruing to the college district, the State Board of Education is authorized to issue bonds for and on behalf of the district. Funds accruing under this section commonly are referred to as capital outlay and debt service (CO&DS).

Revenues, interest, and proceeds derived from the sale of capital outlay bonds are used to finance capital projects in the order of priority of need based on recommendations in the current educational plant survey. The order of priority for expenditure of funds is established by the Board of Trustees in accordance with Rule 6A-2.0206, FAC, and approved by the State Board of Education.

Exhibit 210

College: POLK COMMUNITY COLLEGE

SCHEDULE OF STATE BOARD OF EDUCATION BOND ISSUES AND DEBT REQUIREMENT

Year	Name of Issue	SERIES OF ISSUE	AMOUNT OF ISSUE	UNRETIRED PRINCIPAL 7/1/94	DEBT SERV OBLIGATION 7/1/94 THRU 6/30/99	UNRETIRED PRINCIPAL 7/1/99
1974	1974 A	1974 A	$1,115,000	$85,000	$89,463	$0
1977	1977 A	1977 A	$365,000	$125,000	$141,500	$0
		Totals	$1,480,000	$210,000	$230,963	$0

SOURCE: Department of Education, Office of Educational Facilities, Educational Facilities Budgeting and Financial Management Section, "State Board of Education Bond Maturity Schedules".

Exhibit 220

College: POLK COMMUNITY COLLEGE

CAPITAL OUTLAY EXPENDITURES BY FUND SOURCE FROM 1988-89 THROUGH 1992-93

FUND SOURCE	1988-89	1989-90	1990-91	1991-92	1992-93
PUBLIC EDUCATION BOND AMENDMENT (PECO)					
Correction Of Fire Safety Deficiencies	$0.00	$0.00	$0.00	$0.00	$0.00
Modification For Physically Handicapped	0.00	0.00	0.00	0.00	0.00
Correction of Safety-To-Life Deficiencies	0.00	0.00	0.00	0.00	0.00
Removal Of Asbestos	0.00	0.00	0.00	109,068.00	49,570.00
Remodeling, Renovation, Maintenance, Repair, and Site Improvement	783,244.00	625,378.00	701,426.00	1,116,725.00	913,743.00
New Construction	0.00	664,217.00	7,525,677.00	2,413,788.00	739,802.00
Library, Books and Films	4,667.00	0.00	0.00	50,939.00	12,848.00
SCHOOL CAPITAL OUTLAY AMENDMENT (CO&DS)					
Revenue Flowthrough And Interest	44,122.00	21,955.00	48,744.00	22,951.00	208,394.00
Bond Proceeds, SBE Capital Outlay Bonds	0.00	0.00	0.00	0.00	0.00
STATE GENERAL REVENUE	238,918.00	358,694.00	348,136.00	107,870.00	277,602.00
LOCAL FUNDS	153,637.00	30,744.00	37,601.00	127,663.00	283,309.00
FEDERAL FUNDS	249,496.00	221,912.00	102,582.00	93,471.00	15,598.00
Totals	$1,474,084.00	$1,922,900.00	$8,764,166.00	$4,042,475.00	$2,500,866.00

SOURCE: Amounts from the Annual Financial Reports issued by the Accounting Offices of the college.

Exhibit 230

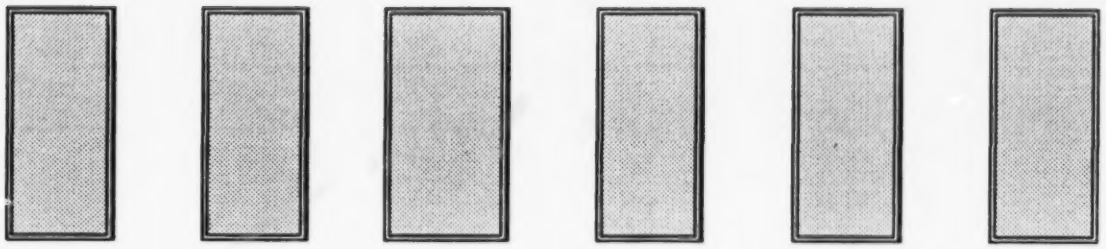
College: POLK COMMUNITY COLLEGE

CAPITAL OUTLAY EXPENDITURES BY PROJECT TYPE FROM 1988–89 THROUGH 1992–93

TYPE EXPENDITURE	1988–89	1989–90	1990–91	1991–92	1992–93
Planning	$0.00	$0.00	$0.00	$0.00	$0.00
Land Acquisition	0.00	0.00	0.00	0.00	0.00
Building Construction	685,152.00	1,412,124.00	7,813,427.00	2,077,617.00	1,813,773.00
Furniture And Equipment	570,748.00	377,946.00	594,321.00	1,134,348.00	209,145.00
Remodeling, Renovation, Maintenance And Repair	120,097.00	35,034.00	61,967.00	450,699.00	5,546.00
Other Structures & Improvements *	6,869.00	7,886.00	195,999.00	268,016.00	400,132.00
Library Books And Films	91,218.00	89,910.00	98,452.00	111,795.00	72,270.00
Totals	$1,474,084.00	$1,922,900.00	$8,764,166.00	$4,042,475.00	$2,500,866.00

SOURCE: Amounts from the Annual Financial Reports of the Accounting Offices of the college.

NOTE: Definitions of asset classifications Accounting Manual For Florida's Public Community Colleges. Site development and site improvement are included under Other Structures and Improvements asset classification.



SECTION 10

RECOMMENDATIONS

FOR

EDUCATIONAL PLANTS

Exhibit 500

RECOMMENDATIONS FOR EDUCATIONAL PLANTS
FOR

POLK COMMUNITY COLLEGE

The comprehensive five-year plan for meeting the educational plant needs of the community college is specified in the list of recommendations formulated by the survey team. The plan provides for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district.

The recommendations furnish the foundation for adoption of a proposed five-year plan for educational plants of the district by the Board of Trustees, in accordance with Section 235.16, F.S. Similarly, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority, submitted pursuant to Rule 6A-2.0207, FAC, by the Board of Trustees through the Office of Educational Facilities to the State Board of Education for approval. The order of priority of need for projects is established in Rule 6A-2.0206, FAC.

Cost estimates included with the recommendations were current at the time of the survey visit. Estimates are derived from the gross square foot cost of construction for the college used in the legislative capital outlay budget request for the fiscal year in which the survey was conducted.

It should be noted that cost estimates attached to recommendations are added only to provide a general idea of anticipated cost and should not be interpreted as accurate estimates for particular projects. At the point in time that recommendations are incorporated into planning specific projects, actual cost estimates appropriate for those projects need to be prepared by professional estimators for the college. Square foot rates and cost estimates for the community college educational plant survey recommendations are reported herein as follows:

RECOMMENDATION CATEGORY	SQUARE FOOT COST RATE	ESTIMATED COST
Construction	$127.03	$21,136,649
Remodeling	63.52	6,045,263
Renovation	42.34	4,424,755
Site Acquisition		0
Site Development		0
Site Improvement		920,000
ESTIMATED TOTAL COST		$32,526,667

In addition, six standard recommendations are listed for college-wide application, as needed. They address general categories of physical plant needs that are likely to occur over time. No cost estimates are indicated for these recommendations.

RECOMMENDATIONS

College: POLK COMMUNITY COLLEGE

Site : No. 1: Winter Haven Campus

SITE IMPROVEMENT

1.01. Complete construction of covered walkways from Student Center - Facility 6 to Learning Resources Center - Facility 2 to Science Building - Facility 3; and between Facility 13 - Maintenance Building and Facility 17 - Health Center: 300 linear feet by 12 feet wide; total 3600 NSF.

Estimated Cost: $ 25,000

1.02. Complete construction campuswide of exterior lighting; to include parking lots, walkways, and paved patrol paths.

Estimated Cost: $ 200,000

1.03. Construct campuswide remote emergency radio-telephone system.

Estimated Cost: $ 40,000

1.04. Complete construction of campuswide fire and security alarm systems.

Estimated Cost: $ 100,000

1.05. Complete construction of campuswide signage.

Estimated Cost: $ 30,000

1.06. Complete construction of campuswide landscaping and irrigation systems.

Estimated Cost: $ 135,000

1.07. Construct women's softball playing field; to include bleacher seating for spectators, and dugout; for physical education.

Estimated Cost: $ 100,000

1.08. Complete construction of bleacher seating for spectators at exiting softball field; for physical education.

Estimated Cost: $ 20,000

Total Site Improvement: $ 670,000

REMODELING

1.09. Remodel Facility 1 - Administration; Rooms 0130, 0131, 0131A, 0132, 0133, 0134, 0135, 0136, 0136A, 0137; as office facilities and service areas; use codes 310, 315 350, 355; zero student stations; 960 NSF; and as support services facilities and service areas; use codes 710, 715; zero student stations; 2048 NSF; total 3008 NSF.

Estimated Cost: $ 191,068

1.10. Remodel Facility 4 - Fine Arts; Rooms 0108, 0108A; as audio-visual facilities and service areas; use codes 530, 535; zero student stations; 951 NSF.

Estimated Cost: $ 60,408

1.11. Remodel Facility 13 - Maintenance Building; all rooms except room 0141; as pharmacy assisting laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 2695 NSF; as water & waste water technology laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 2670 NSF; as environmental science technology laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 2670 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 2456 NSF; as support services facilities and service areas; use codes 720, 725, 730, 735; zero student stations; 4015 NSF; and as custodial, circulation, mechanical, sanitation facilities; 1204 NSF; total 15710 NSF. (Remodeling rooms 0101, 0105, 0108, 0133, 0134; use code 210 vocational; LESS 65 student stations.)

Estimated Cost: $ 997,899

1.12. Remodel Facility 17 - Health Center; all rooms; as occupational therapy assistant laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 3165 NSF; as physical education facilities and service areas; use codes 520, 523, 525; zero student stations; 34241 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 1100 NSF; and as custodial, circulation, mechanical areas; use codes 10, 20 30; zero student stations; 7726 NSF; total 46232 NSF. (Remodeling rooms 0131, 0237; use code 110; LESS 63 student stations.)

Estimated Cost: $ 2,936,657

Total Remodeling: $ 4,186,032

RENOVATION

1.13. Renovate campuswide telecommunication systems; to include voice, data, video, and network transmission capabilities.

Estimated Cost: $ 500,000

1.14. Renovate campuswide fire and security alarm systems; to include installation of state-the-art fire and intruder alarm monitoring equipment.

Estimated Cost: $ 200,000

1.15. Renovate campuswide utilities and facilities systems; pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; to include HVAC, mechanical, structural, electrical, plumbing, building exteriors, and elevator systems.

Estimated Cost: $ 500,000

1.16. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 1 - Administration Building; to include exterior doors and expansion of HVAC to corridors.

Estimated Cost: $ 100,000

1.17. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 2 - Learning Resource Building; to include exterior doors and Rooms 001A, 001B, 001C, 001D; 6812 NSF.

Estimated Cost: $ 288,420

1.18. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 4 - Fine Arts Building; All rooms; 56904 NSF.

Estimated Cost: $ 2,409,315

1.19. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions on Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 6 - Student Center; All rooms except 0107, 0108; 6596 NSF

Estimated Cost: $ 227,020

Total Renovation: $ 3,724,755

NEW CONSTRUCTION

1.20. Construct greenhouse facility for biology program; use code 215; zero student stations; 800 NSF; 1136 GSF.

Estimated Cost: $ 144,306

1.21. Construct physical therapy assistant laboratory suite; use codes 210, 215; PLUS 15 student stations; 1935 NSF; 2748 GSF.

Estimated Cost: $ 349,078

1.22. Construct radiation therapy technology laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 3375 NSF; 4794 GSF.

Estimated Cost: $ 608,982

1.23. Construct two (2) emergency medical technology (paramedic) laboratory suites; use codes 210, 212, 215; PLUS 30 tstudent stations; 6350 NSF; 9020 GSF.

Estimated Cost: $ 1,145,811

1.24. Construct law enforcement laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 3040 NSF; 4318 GSF.

Estimated Cost: $ 548,516

1.25. Construct firing range for law enforcement program ; use codes 215, 510, 515, 690; zero student stations; 5000 NSF; 7102 GSF.

Estimated Cost: $ 902,167

1.26. Construct vehicle driving range for law enforcement program; use code 215; zero student stations; approximately 6.33 acres.

Estimated Cost: $ 400,017

1.27. Construct law enforcement vehicle driving range tower; use code 215; zero student stations; 600 NSF; 852 GSF.

Estimated Cost: $ 108,230

1.28. Construct criminal justice technology laboratory suite; use codes 210, 212, 215; PLUS 30 student stations; 6370 NSF; 9048 GSF.

Estimated Cost: $ 1,149,367

1.29. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; zero student stations; 5133 NSF; 7291 GSF.

Estimated Cost: $ 926,176

Total New Construction: $ 6,282,650

Total Site 1: $ 14,863,437

RECOMMENDATIONS

College: POLK COMMUNITY COLLEGE

Site : No. 2: Lakeland JUF Center

SITE IMPROVEMENT

2.01. Renovate campus entrances and construct curbing along entrance drives.

Estimated Cost: $ 100,000

2.02. Construct campuswide remote emergency radio telephone system.

Estimated Cost: $ 20,000

2.03. Complete construction of campuswide fire and security alarm systems.

Estimated Cost: $ 35,000

2.04. Complete construction of campuswide signage.

Estimated Cost: $ 30,000

2.05. Complete construction of campuswide landscaping and irrigation system.

Estimated Cost: $ 65,000

Total Site Improvement: $ 250,000

REMODELING

2.06. Remodel Facility 1 - Lakeland Center; Rooms 1117, 1118, 1119; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 400 NSF; as library facilities; use code 410; zero student stations; 600 NSF; and as student services facilities and service areas; use codes 680, 685; zero student stations; 938 NSF; total 1938 NSF.

Estimated Cost: $ 123,102

2.07. Remodel Facility 1 - Lakeland Center; Rooms 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260; as two (2) biology laboratory suites; use codes 210, 215; PLUS 40 student stations; 3000 NSF; as engineering laboratory suite; use codes

210, 215; PLUS 20 student stations; 1875 NSF; as physics laboratory suite; use codes 210, 215; PLUS 20 student stations; 1400 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 700 NSF; and as circulation space; use code 20; zero student stations; 711 NSF; total 7686 NSF. (Remodeling rooms 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260; use code 110; LESS 280 student stations.)

Estimated Cost: $ 488,215

2.08. Remodel Facility 3 - Lakeland Center; Rooms 2150, 2150A, 2150B, 2153, 2154, 2155, 2156, 2157; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 5819 NSF.

Estimated Cost: $ 369,623

2.09. Remodel Facility 3 - Lakeland Center; Rooms 2160, 2160A, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169; as physical education facilities and service areas; use codes 520, 523, 525; zero student stations; 9613 NSF.

Estimated Cost: $ 610,618

2.10. Remodel Facility 3 - Lakeland Center; Rooms 2188, 2189, 2190, 2191, 2192, 2193; as child care services laboratory suite; use codes 210, 212, 215; PLUS 20 student stations; 2066 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 990 NSF; and as circulation space; use code 20; 483 NSF; total 3539 NSF. (Remodeling Room 2193; use code 110; LESS 27 student stations; and Room 2191; use code 210 vocational; LESS 13 student stations.)

Estimated Cost: $ 224,797

2.11. Remodel Facility 3 - Lakeland Center; Room 2299; as audio-visual facilities and service areas; use codes 530, 535; zero student stations; 675 NSF. (Remodeling Room 2299; use code 110; LESS 27 student stations.)

Estimated Cost: $ 42,876

Total Remodeling: $ 1,859,231

RENOVATION

2.12. Renovate campuswide telecommunication systems; to include voice, data, video, and network transmission capabilities.

Estimated Cost: $ 250,000

2.13. Renovate campuswide fire and security alarm systems; to include installation of state-of-the-art fire and intruder alarm monitoring equipment.

Estimated Cost: $ 100,000

2.14. Renovate campuswide utilities and facilities systems, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; to include HVAC, mechanical, structural, electrical, plumbing, building exteriors, and elevator systems.

Estimated Cost: $ 350,000

Total Renovation: $ 700,000

NEW CONSTRUCTION

2.15. Construct anatomy laboratory suite; use codes 210, 215; PLUS 20 student stations; 1500 NSF; 2131 GSF.

Estimated Cost: $ 270,701

2.16. Construct health professions laboratory suite; use codes 210, 215; PLUS 20 student stations; 1875 NSF; 2663 GSF.

Estimated Cost: $ 338,281

2.17. Construct medicine (pre - med prof'l) laboratory suite; use codes 210, 215; PLUS 20 student stations; 1875 NSF; 2663 GSF.

Estimated Cost: $ 338,281

2.18. Construct ornamental horticulture laboratory suite; use codes 210, 212, 215; PLUS 20 student stations; 4475 NSF; 6356 GSF.

Estimated Cost: $ 807,403

2.19. Construct landscaping laboratory suite; use codes 210, 212, 215; PLUS 20 student stations; 4475 NSF; 6356 GSF.

Estimated Cost: $ 807,403

2.20. Construct hospital admissions officer (health care management) laboratory suite; use codes 210, 215; PLUS 15 student stations; 1420 NSF; 2017 GSF.

Estimated Cost: $ 256,220

2.21. Construct three (3) business data processing laboratory suites; use codes 210, 212, 215; PLUS 45 student stations; 3660 NSF; 5199 GSF.

Estimated Cost: $ 660,429

2.22. Construct two (2) drafting and design technology laboratory suites; use codes 210, 215; PLUS 40 student stations; 4100 NSF; 5824 GSF.

Estimated Cost: $ 739,823

2.23. Construct safety engineering technology laboratory suite; use codes 210, 212; PLUS 20 student stations; 1665 NSF; 2365 GSF.

Estimated Cost: $ 300,426

2.24. Construct stationary energy (electric power generating plants) laboratory suite; use codes 210, 212, 215; PLUS 20 student stations; 4075 NSF; 5788 GSF.

Estimated Cost: $ 735,250

2.25. Construct legal assisting laboratory suite; use codes 210, 212, 215; PLUS 10 student stations; 2310 NSF; 3281 GSF.

Estimated Cost: $ 416,785

2.26. Construct audio-visual media technology laboratory suite; use codes 210, 212, 215; PLUS 18 student stations; 3689 NSF; 5240 GSF.

Estimated Cost: $ 665,637

2.27. Construct water & waste water technology laboratory suite; use codes 210, 212, 215; PLUS 15 student stations: 2670 NSF; 3792 GSF.

Estimated Cost: $ 481,698

2.28. Construct environmental science technology laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 2670 NSF; 3792 GSF.

Estimated Cost: $ 481,698

2.29. Construct physical education facilities and service areas; use

codes 520, 523, 525; zero student stations; 5712 NSF; 8113 GSF.

Estimated Cost: $ 1,030,594

2.30. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; zero student stations; 14200 NSF; 20170 GSF.

Estimated Cost: $ 2,562,195

2.31. Construct audio-visual facilities and service areas; use codes 530, 535; zero student stations; 2696 NSF; 3829 GSF.

Estimated Cost: $ 486,398

2.32. Construct auditorium/exhibition facilities and service areas; use codes 610, 615, 620, 625; zero student stations; 5364 NSF; 7619 GSF.

Estimated Cost: $ 967,842

2.33. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; 6215; 8828 GSF.

Estimated Cost: $ 1,121,421

2.34. Construct office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 4363 NSF; 6197 GSF.

Estimated Cost: $ 787,205

2.35. Construct support services facilities and service areas; use codes 580, 585, 630, 635, 650, 655, 680, 685, 690, 710, 715, 720, 725, 730, 735, 740, 745; zero student stations; 3316 NSF; 4710 GSF.

Estimated Cost: $ 598,311

Total New Construction: $ 14,854,000

Total Site 2: $ 17,663,231

Total Collegewide: $ 32,526,668

COLLEGEWIDE STANDARD RECOMMENDATIONS

SR.01. Provide custodial services facilities, as prescribed in Rule 6A-2.038(2)(3)(5), Florida Administrative Code.

SR.02. Provide sanitation facilities for service students, faculty, staff, and the general public, as required in Rule 6A-2.068, .069, Florida Administrative Code.

SR.03. Correct deficiencies related to safety, health, and sanitation, as identified in Rule 6A-2, Part III, Section B, Florida Administrative Code, and as listed in the annual comprehensive safety inspection report of existing facilities, submitted by the college to the Office of Educational Facilities.

SR.04. Replace defective roofs and roofing membranes, except those of unsatisfactory buildings, described in this survey report as scheduled for demolition or termination, in accordance with Rule 6A-2.0205(8), Florida Administrative Code.

SR.05. Modify facilities, recommended for continued use in this survey report, to comply with the requirements of the Americans with Disabilities Act of 1990, Public Law 101-336, pursuant to the "Florida Americans with Disabilities Accessibility Implementation Act, "Sections 553.501-553.513, Florida Statutes.

SR.06. Replace or purchase additional furnishings and equipment, for facilities recommended for continued use in this survey report, as provided for in Rule 6A-2.0205(5), Florida Administrative Code.

Affirmative action/equal opportunity employer

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